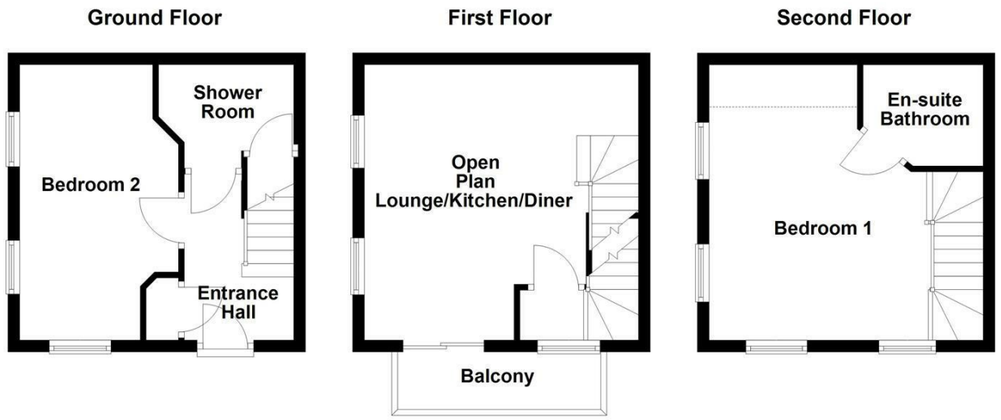
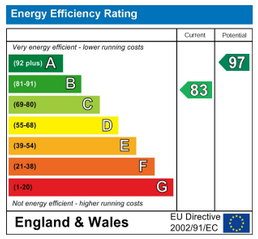


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

64 Carnforth Avenue, Wakefield, WF1 2GE

For Sale Freehold £195,000

Situated within a modern development in the heart of Wakefield city centre, this superbly presented two-bedroom townhouse offers contemporary living across three levels. The property features a stylish fitted kitchen, modern bathroom and shower room, two generously sized double bedrooms, external space, and off-road parking – making it an excellent opportunity not to be missed.

The ground floor comprises an entrance hall with access to a storage cupboard, bedroom two, and a modern shower room with additional understairs storage. To the first floor, there is an impressive open-plan lounge, kitchen, and dining area with access to a private balcony. From here, a further hallway leads to the second-floor staircase. The second floor is home to the principal bedroom, complete with fitted wardrobes and a contemporary en-suite bathroom. Externally, the property benefits from a low-maintenance front garden with decorative pebbled areas, planted features, and a paved pathway leading to the entrance. Allocated parking for one vehicle is also included. There is ample roadside parking for residents and guests under a council-operated permit scheme.

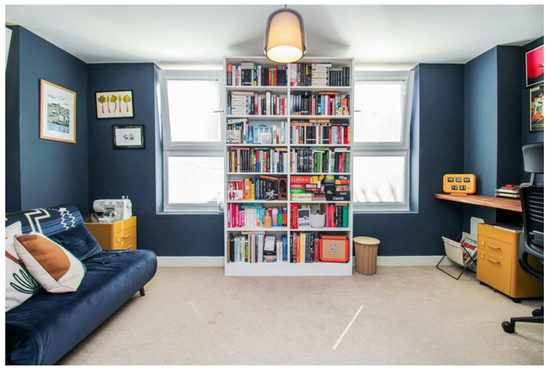
Ideally positioned on the edge of Wakefield city centre, the property offers excellent access to a wide range of amenities including shops, schools, well-regarded pubs, and restaurants, all within walking distance. It is a prime choice for commuters, being just moments away from Wakefield Westgate train station, which provides direct links to Leeds, London, and Edinburgh. Wakefield's central bus station is also nearby, and both the M1 and M62 motorway networks are easily accessible for travel further afield.

This property would make an ideal purchase for first-time buyers, professional couples, or investors seeking a buy-to-let opportunity. Only an internal inspection will truly showcase the quality and potential on offer. Early viewing is strongly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Composite double glazed entrance door into the entrance hall. Stairs to the first floor landing, central heating radiator. Doors to bedroom two, the shower room and a storage cupboard. The storage cupboard houses the ideal combi boiler.

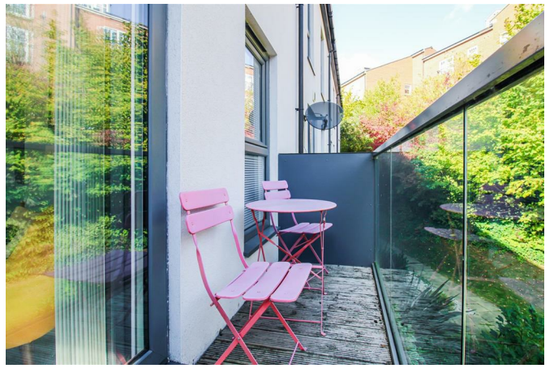
BEDROOM TWO
15'4" x 8'10" (max) x 6'8" (min) (4.68m x 2.70m (max) x 2.05m (min))
Three UPVC double glazed windows (one to the front and two to the side), central heating radiator.



SHOWER ROOM
7'7" x 5'8" (max) x 3'0" (min) (2.32m x 1.75m (max) x 0.93m (min))
Central heating radiator, extractor fan. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback, shower cubicle with electric shower and glazed screen. Door into the laundry cupboard which houses an integrated washing machine.

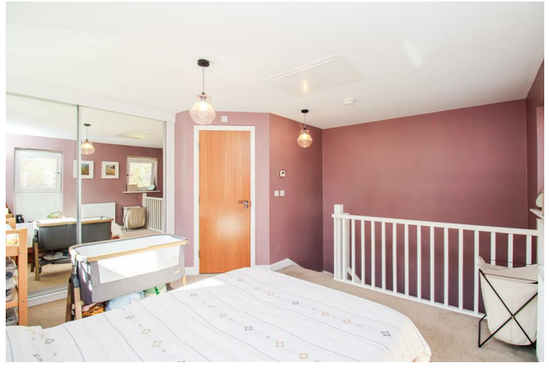
OPEN PLAN LOUNGE/KITCHEN/DINER
15'5" x 15'3" (max) x 8'3" (min) (4.70m x 4.66m (max) x 2.52m (min))
Two UPVC double glazed windows to the side, UPVC double glazed sliding doors to the balcony, door to a further hallway, central heating radiator. A range of modern base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, four-ring induction hob with partial stainless steel splashback and extractor hood above, integrated oven, and integrated under-counter fridge and freezer.

BALCONY
3'3" x 10'2" (1.0m x 3.10m)
Deck flooring and glass balustrade overlooking the front of the property.



FURTHER HALLWAY
UPVC double glazed window to the front, central heating radiator and stairs to the second floor.

BEDROOM ONE
15'5" x 15'3" (max) x 7'6" (min) (4.70m x 4.66m (max) x 2.30m (min))
Four UPVC double glazed windows (two to the side and two to the front), central heating radiator, loft access, door to the en suite shower room, fitted wardrobes with sliding mirrored doors.



EN SUITE BATHROOM
6'5" x 5'7" (max) x 2'11" (min) (1.97m x 1.71m (max) x 0.90m (min))
Central heating radiator, extractor fan. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback, panelled bath with mixer tap, shower head attachment, glazed screen and partial tiled surround.

OUTSIDE
Externally, to the front of the property there is a garden with pebbled and planted features, a paved pathway leading up to the front door, and allocated parking for one vehicle. There is ample roadside parking for residents and guests under a council-operated permit scheme.

COUNCIL TAX BAND
The council tax band for this property is B.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.